

**CITY OF MUSKEGON**  
**PLANNING COMMISSION**  
**REGULAR MEETING**

DATE OF MEETING: Thursday, July 13, 2017  
TIME OF MEETING: 4:00 p.m.  
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

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**AGENDA**

- I. Roll Call
- II. Approval of Minutes from the special meeting of June 15, 2017.
- III. Public Hearings
  - a. **Hearing, Case 2017-18:** Request to rezone the property at 1361 S Getty St from B-1, Limited Business District to B-4, General Business District, by Laquan Robinson.
  - b. **Hearing, Case 2017-19:** Request for a Special Use Permit to operate a car dealership at 1361 S Getty St, contingent upon the successful rezoning to B-4, General Business District, at 1361 S Getty St, by Laquan Robinson.
  - c. **Hearing, Case 2017-20:** Request for a Special Use Permit for a self-storage facility in a B-4, General Business District at 1054 W Sherman Blvd by Sherman Self Storage.
  - d. **Hearing, Case 2017-21:** Staff-initiated request to rezone several parcels to R-2, Single Family Medium Density Residential District. Please see map for a description of parcels to be rezoned.
  - e. **Hearing, Case 2017-22:** Staff-initiated request to rezone several parcels to R-3, Single Family High Density Residential District. Please see map for a description of parcels to be rezoned.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE  
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk  
933 Terrace Street  
Muskegon, MI 49440  
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

**STAFF REPORT**  
July 13, 2017

**Hearing, Case 2017-18:** Request to rezone the property at 1361 S Getty St from B-1, Limited Business District to B-4, General Business District, by Laquan Robinson.

**SUMMARY**

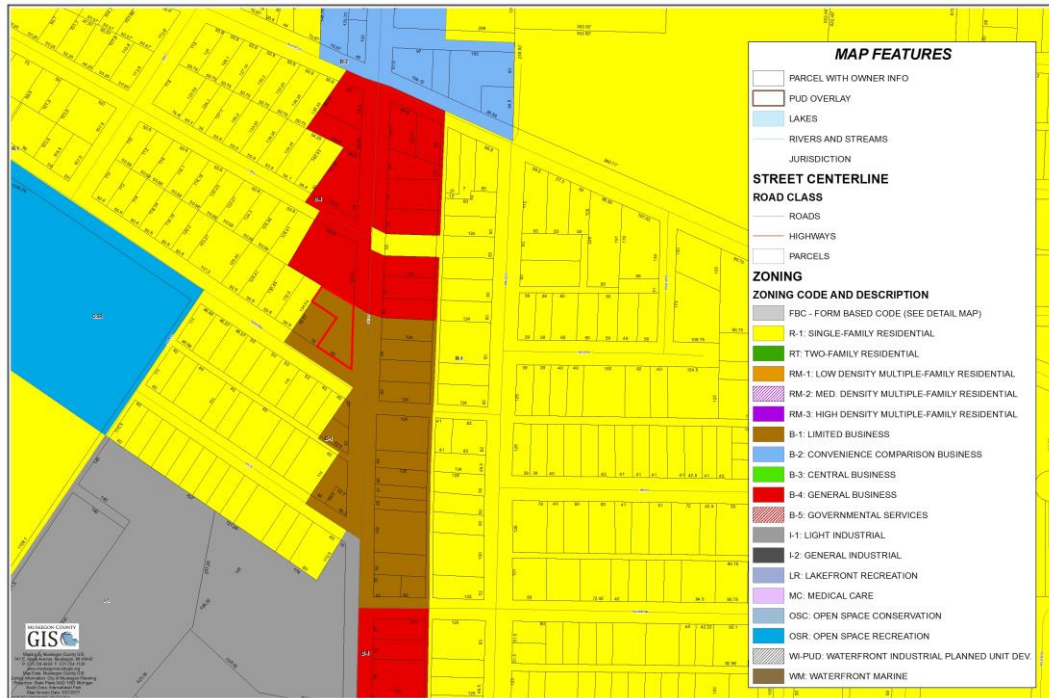
1. The property is located on the corner of Getty St and Catawba St and is roughly a quarter acre in size. A 1,250 sf office building is located on site. The building has been vacant since 2010.
2. The property is zoned B-1, Limited Business District. The properties to the north are zoned B-4, General Business District. The properties to the south are zoned R-2, Single Family Medium Density Residential. The B-1 District in this area serve as a buffer between the residential neighborhoods and the more intense businesses in the B-4, General Business District. However, many of the properties in these B-1 Districts are actually homes with the ability to operate limited businesses. The property at 1361 S Getty fits the characteristics of B-4 zoning because of the commercial building on site. The B-1 zoning designation limits the usage of the property, which is evident from its long vacancy.
3. The applicant would like to operate a car sales lot at this location, which requires a B-4, General Business District designation and a Special Use Permit.
4. Written notice was mailed to all property owners and tenants within 300 feet. At the time of this writing, staff had not received any input on the request.
5. Please see the zoning ordinance excerpts for B-1 and B-4 Districts.

**1361 S Getty St**





## Zoning Map



## Aerial Map



## MOTION FOR CONSIDERATION

I move that the request to rezone the property at 1361 S Getty St from B-1, Limited Business District to B-4, General Business District be recommended to the City Commission for (approval/denial).

**Hearing, Case 2017-19:** Request for a Special Use Permit to operate a car dealership at 1361 S Getty St, contingent upon the successful rezoning to B-4, General Business District, at 1361 S Getty St, by Laquan Robinson.

## **SUMMARY**

1. The property is located on the corner of Getty St and Catawba St and is roughly a quarter acre in size. A 1,250 sf office building is located on site. The building has been vacant since 2010.
2. The applicant is requesting a Special Use Permit to operate a car sales lot on site. Please see the enclosed site plan.
3. The plan proposes to have space for up to eight cars for sale. The grass area to the south of the Getty St entrance would be paved with matching concrete to allow for two more display spaces. There will also be two parking spaces, one for customers and one for employees. The plan also calls to remove the tree near the intersection to increase visibility. Three new small shrubs would be planted along Getty St.
4. The property has a curb cut on both Getty St and Catawba St. The ordinance requires that ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets. Both curb cuts at this location are over 60 feet from the intersection.

## **MOTION FOR CONSIDERATION**

I move that the request for a Special Use Permit to operate a car sales lot at 1361 S Getty St be (approved/denied), contingent upon the approval of the rezoning request to B-4, General Business District.

**Hearing, Case 2017-20:** Request for a Special Use Permit for a self-storage facility in a B-4, General Business District at 1054 W Sherman Blvd by Sherman Self Storage.

## **SUMMARY**

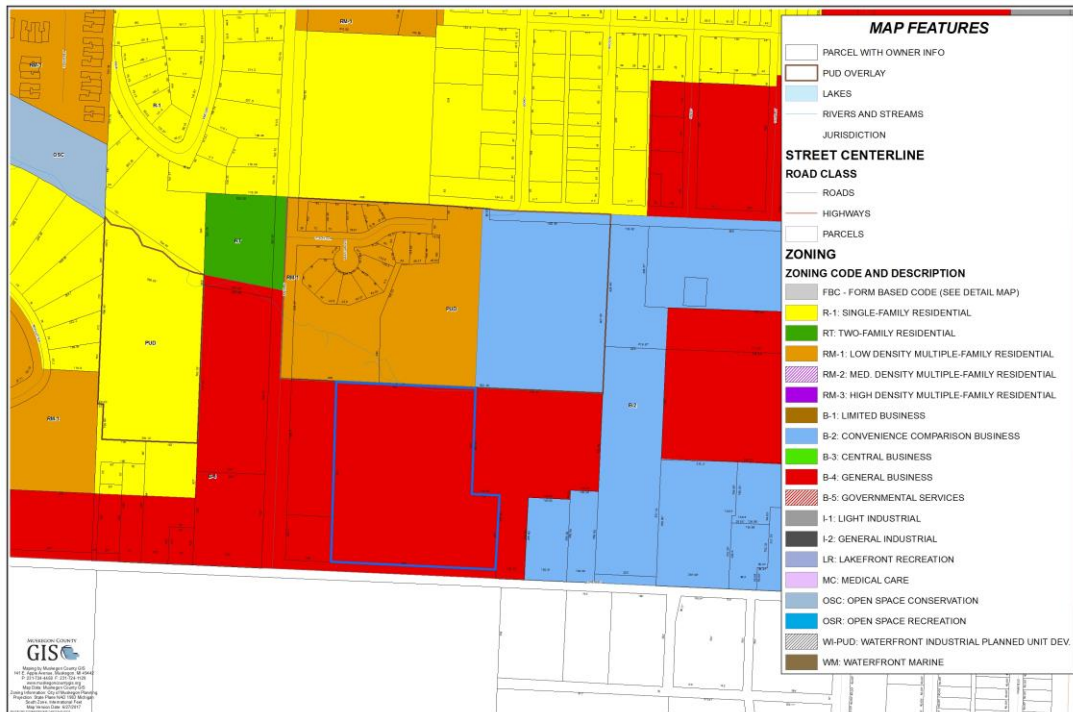
1. The property is zoned B-4, General Business District and measures almost eight acres. The plan calls for the eventual split of the property to include two new out-lots fronting Sherman Blvd. A 28-foot-wide drive will provide access to the rear property. A security gate will be located at the end of this drive before the entrance to the storage units. There is a creek running though the northeastern corner of the property.
2. The applicant also owns the self-storage units located at 2495 Barclay St. They initially wanted to extend those storage units to the west, however, staff encouraged them to look elsewhere, as that property is zoned for residential and has the potential to become a new neighborhood. They were able to find this location, which is properly zoned, and located just down the street.
3. The project will include two phases for development. Phase I will include 118 units and Phase II will include 213 units.
4. There is adequate lighting for the storage units, all of which are 100% cutoff and downward facing to reduce light pollution. The landscaping plan also calls for a nice mixture of plantings at the entrance of the private drive. There is an existing sidewalk that runs the whole frontage of the parcel.
5. There are no proposed parking spaces, as there is no need for customers to park other than in front of their units. However, there are adequate driving lanes for emergency access.
6. There is a stormwater retention basing located just north of the proposed storage units and there will also be a large wooded area remaining between the units and the creek. It appears to be a solid stormwater retention plan that will allow water to be naturally filtered before entering the watershed. However, stormwater calculations still need to be provided to staff.
7. Please see the enclosed B-4, General Business District excerpt. The plan meets of the requirements to operate a self-storage facility, with the exception of the extra parking spaces. Staff recommend eliminating this requirements for these extra spaces, as the extra spaces provided at their other location on Barclay St remain unused.
8. Written notice was mailed to all property owners and tenants within 300 feet. At the time of this writing, staff had not received any input on the request.

### **1054 W Sherman Blvd**





## Zoning Map



## Aerial Map



## MOTION FOR CONSIDERATION

I move that the request for a Special Use Permit to operate a self-storage facility at 1054 W Sherman Blvd be (approved/denied) with the following condition

1. Staff approves the stormwater management plan that includes stormwater calculations.

**Hearing, Case 2017-21:** Staff-initiated request to rezone several parcels to R-2, Single Family Medium Density Residential District.

1. This request is a continuation of the rezoning efforts we have been working on to allow smaller lot development on the appropriate blocks.
2. Please see the development standards below and the enclosed rezoning maps. A larger, clearer map will be provided at the meeting.

### **Development Standards**

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
Minimum Lot Size	6,000 sf	4,000 sf	3,000 sf
Minimum Lot Width	50 ft	40 ft	30 ft
Maximum Lot Coverage	Buildings: 50% Pavement: 10%	Buildings: 60% Pavement: 15%	Buildings: 70% Pavement: 20%
Height Limit*	2 stories or 35 feet**	2 stories or 35 feet**	2 stories or 35 feet**
Front Setbacks***	Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 15 feet	Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 10 feet	Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 10 feet
Rear Setback	30 ft	20 ft ^	15 ft^
Side Setbacks#:	1 story: 6 2 story: 8	1 story: 6 2 story: 7	1 story: 5 2 story: 5

### **MOTION FOR CONSIDERATION**

I move that the request to rezone the parcels to R-2, Single Family Medium Density Residential District, as described on the map be recommended for (approval/denial) to the City Commission.

**Hearing, Case 2017-22:** Staff-initiated request to rezone several parcels to R-3, Single Family High Density Residential District. Please see map for a description of parcels to be rezoned.

### **MOTION FOR CONSIDERATION**

I move that the request to rezone the parcels to R-3, Single Family High Density Residential District, as described on the map be recommended for (approval/denial) to the City Commission.